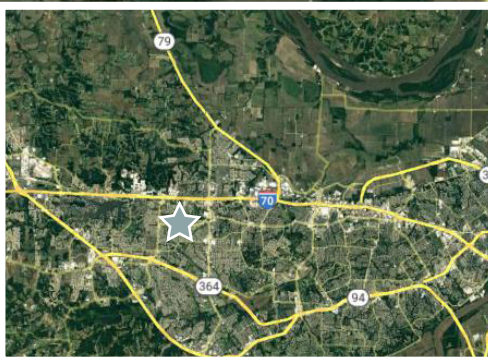


FOR SALE

3.5 Acre Commercial/Industrial Lot

Lake Saint Louis Blvd | Lake Saint Louis, MO



Property Details

- Lot 2B Hawk Ridge Business Park
- Zoned CO-Commercial Office (Link to Zoning Map [Here](#) and link to Zoning Ordinance [Here](#))
- Permitted Uses include: Permitted Uses include: Office, Medical/Dental, Hotel, Microbrewery, Recreational Facility, R&D, Data Center, School, Church/Assembly, Treatment Facility. Special Uses Include: Warehousing, Distribution, Light Manufacturing, Congregate Care, Daycare.
- Flat Lot with Utilities on Site
- High-Growth Area with Strong Area Demographics
- Excellent Access to I-64 and I-70
- Existing Shared Curb-Cut to Lake St. Louis Blvd; additional dedicated curb cut likely
- 2023 Real Estate Taxes: \$18.28

SALE PRICE \$3.75/SF

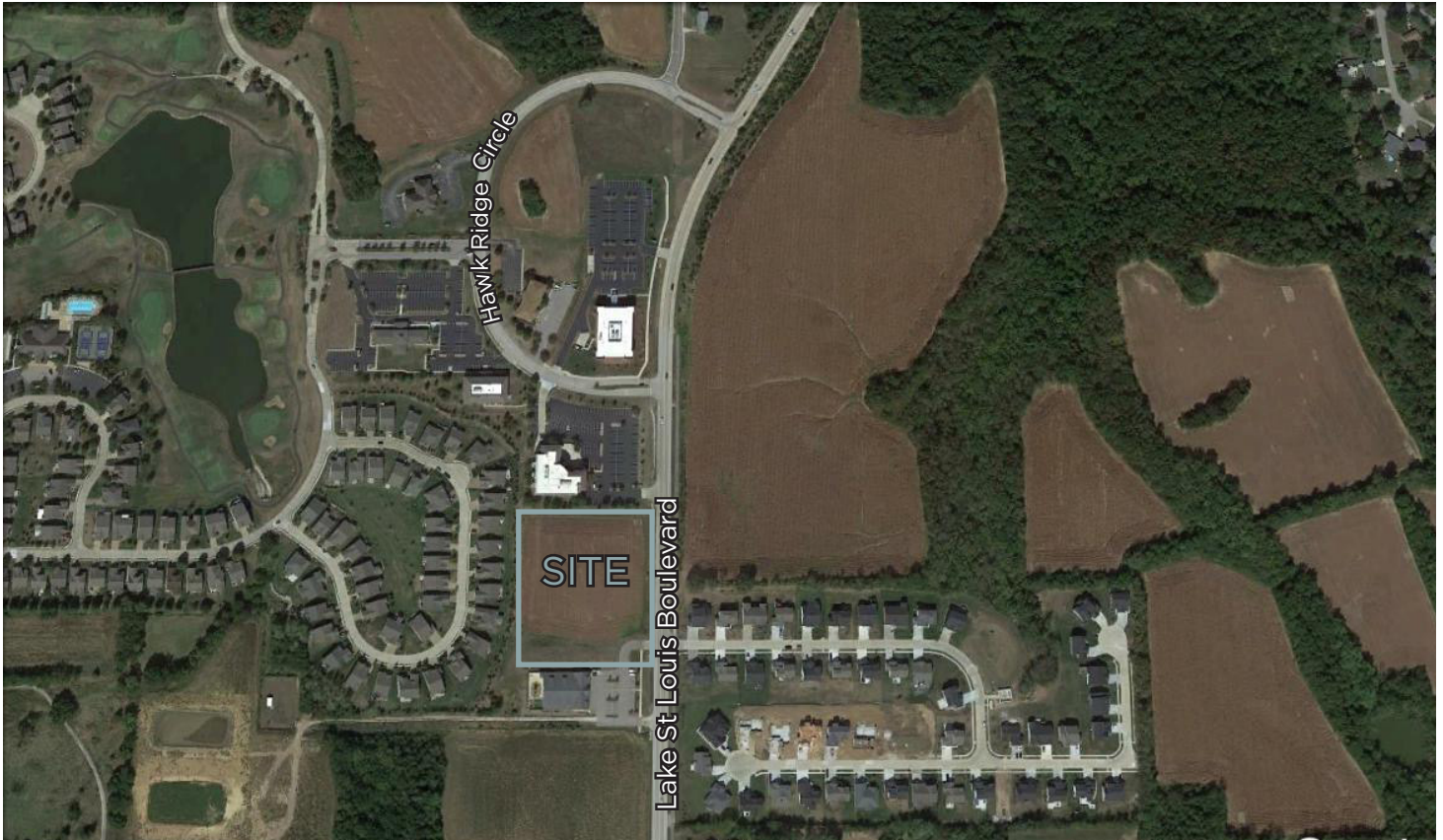
Keith Schneider, CCIM, SIOR
Managing Partner
314.520.2747
keith@schneidercommercial.com

Joe Schneider, CCIM, SIOR
Managing Partner
636.578.6069
joe@schneidercommercial.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
p: 636.949.9797
schneidercommercial.com

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Aerial



Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| Population | 4,829 | 44,851 | 99,123 |
| Average HH Income | \$129,578 | \$127,284 | \$120,403 |
| Households | 1,884 | 16,277 | 35,915 |

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